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**Authority:** Redcar and Cleveland Borough Council

**Type of consultation:** Policy consultation

**Full details of application/consultation:** Redcar and Cleveland Affordable Housing Supplementary Planning Document Consultation Draft

**At land at:** N/A

**Type of response:** Comment

**Date of Submission:** 21<sup>st</sup> January 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



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## **Comment**

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the Affordable Housing Supplementary Planning Document ('SPD') Consultation Draft document. The Draft Affordable Housing SPD is intended to provide further guidance to developers and planning officers on the above requirements and on how the Council will seek to secure the provision of affordable units or contributions towards the development of affordable housing across the borough. The proposed Affordable Housing Consultation Draft SPD is an update to the Council's current SPD, which was adopted in 2011.

The Redcar and Cleveland Local Plan was adopted in May 2018 and sets out the strategic policy framework for development within the borough until 2032. Local Plan Policies H1 and H2 set out how the Council will seek to deliver the minimum housing requirement for the district and contribute toward sustainable development, providing a mix of types and tenures of quality homes in order to meet the needs and aspirations of existing and future communities. Local Plan Policy H4 states how the Council will seek to negotiate planning obligations to secure affordable housing on all housing developments. The SPD is intended to help delivery of those policies.

Local Plan Policy H4 makes it clear that an affordable contribution is expected to be made by all developments of 11 or more dwellings which is in conformity with national policy requirements, except within a defined 'Low Value' area or where the requirement of the policy would make development unviable.

CPRENY are content that the Redcar and Cleveland Housing Strategy sets out a vision for housing in the borough, alongside key objectives, priorities and actions in order to achieve it.

It is pleasing to see that the evidence base for the Local Plan was used to determine the requirements for the SPD in order to deliver the Plan policies in line with national guidance. The Council's Strategic Housing Market Assessment and the Whole Plan Viability Assessment have been used to determine which areas are of low value could be deemed as unviable if contributions or affordable housing sought and which areas are potentially of higher value and thus increase deliverability. This approach will provide clarity to developers and readers of the plan and hopefully stop developments coming through promising delivery only to claim that it is unviable once permission is granted.

The SPD sets out how the Council will seek to deliver different mixes of affordable housing and percentages dependent on areas and scale of developments.

Importantly, the Council have set out how payments made in lieu towards the provision of affordable housing will be 'ring-fenced' to ensure that they are used for meeting identified housing needs within the borough. The Council will encourage the reuse of vacant buildings in accordance with Policy ED1 in the Local Plan – which CPRENY find compliant with national policy.

In summary, CPRENY have no objection to this SPD, finding it in line with national policy and believe it will assist implementation of policy H4 of the Local Plan.

